

An  
Bord  
Pleanála

**Board Direction**  
**BD-016952-24**  
**ABP-312775-22**

The submissions on this file including the responses to further information submitted under Article 32, of the Building Control Regulations, 1997 and the Inspectors reports on same were considered at Board meetings on the; 25<sup>th</sup> July 2023, 31<sup>st</sup> August 2023, 21<sup>st</sup> of November 2023, 17<sup>th</sup> January 2024 and the 9<sup>th</sup> of July 2024.

The Board decided to allow the appeal for the reasons and considerations set out below and to direct the Building Control Authority to grant the Fire Safety Certification subject to the conditions set out below.

### **Reasons and considerations**

Having regard to the nature of the building and the submissions lodged in connection with the Fire Safety Certification application and appeal, and to the reports and recommendation of the Inspector, it is considered that the applicable guidance set out in Technical Guidance Document B 2006 relating to compartment walls and floors in this building are contained in section 3.2.5.2 and 3.2.5.4 where the requirement construction in non-combustible / limited combustible materials only arises:

- Where the height of the top storey is 10m or more, and
- The required fire resistance is 60 min or more.

In this case the height of the top storey is below 10 meters and accordingly the requirement for non-combustible / limited combustibility construction does not arise.

The Board was therefore satisfied that, subject to the attachment of the conditions set out below, it has been demonstrated that the building, if constructed in accordance with the design presented with the application and appeal, would comply with the requirements of Part B of the Second Schedule to the Building Regulations 1997, as amended.

## Conditions

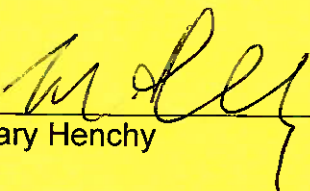
1. The timber frame building elements in the building including the compartment walls at first and second floor levels shall be in accordance with IS 440 Timber Framed Dwellings where the design, materials and workmanship used in the manufacture and construction of the wall are to be in accordance with the provisions of Technical Guidance Document D (Materials & Workmanship).

**Reason:** To comply with the requirements of Part B of the Building Regulations.

2. Fire detection and alarm coverage shall be provided in accordance with Section 1.4.14.4 and 1.5.5 of Technical Document B 2006 (as amended 2020) where a Grade D LD2 fire detection and alarm system shall be provided in each apartment and maisonette.

**Reason:** To comply with the requirements of Part B of the Building Regulations.

Board Member

  
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Mary Henchy

Date: 10/07/2024